



2 Bedroom house

This open plan, 2 bedroom, end terraced property is new to the market. With integrated appliances throughout the kitchen, a south west facing garden, 2 double bedrooms, family bathroom, downstairs WC and off road parking

18 Linhay Road | Exeter | EX5 7HU





PROPERTY TYPE

End Terraced House



SIZE

546 SQFT



LOCATION

Cranbrook



AGE

Modern



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

EON District Heating
System



PARKING

Off Road Parking



OUTSIDE SPACE

Enclosed Garden



EPC RATING

82 B



COUNCIL TAX BAND

B



complete.

in a nutshell...

- End Of Terrace
- Open Plan Living
- 2 Double Bedrooms
- Allocated Parking
- Family Bathroom
- Enclosed Rear Garden
- Ideal First Home
- Local Town Centre & Supermarket
- Easy access to M5 & A30 & Rail Station



complete.



the details...

Welcome to the market this open plan 2 bedroom house built by Persimmon. As you enter the property you are greeted by an entrance hall with stairs on your right and a doorway to the left which leads you into the open living area.

In this room you have the kitchen with integrated electric oven and hob, and space for both a washing machine and fridge freezer. There is a convenient breakfast bar for dining and space towards the back of this room for living room furnishings. Beneath the stairs is a doorway which opens into the downstairs WC. The living space also benefits from patio doors which lead to the rear garden and allows lots of sunlight to enter the property.

Progressing upstairs, you will find two double bedrooms and a family bathroom. Inside the bathroom you will find a tiled bath with shower head, toilet and WC. The two bedrooms are close in size with large windows to allow light to penetrate and the secondary room has an inbuilt cupboard for storage.

Outside the property benefits from off road parking and rear access via a gate to the side of the property. The garden is mainly grass with a path of slabs leading to the back door from the main gate.

This home is ideal for First Time Buyers or Investors!

Tenure - Freehold
Council Tax - B
EPC - 82B



what the owner loves most...

The open plan layout allows for a very light and social space inside

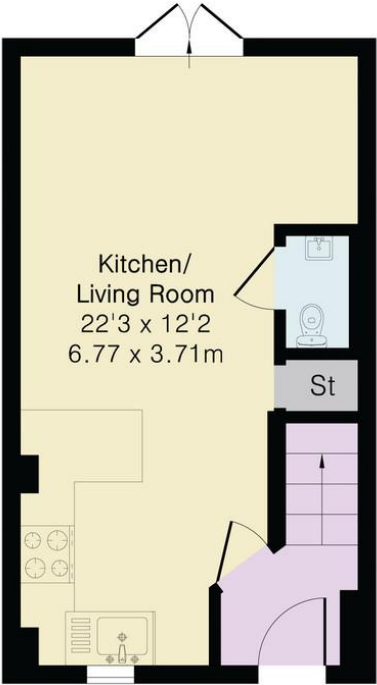


the floorplan...

Approximate Gross Internal Area 546 sq ft - 50 sq m

Ground Floor Area 273 sq ft – 25 sq m

First Floor Area 273 sq ft – 25 sq m



Ground Floor



First Floor



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complete.

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bear in mind...

This property benefits from being in a quiet area set back from any main roads and is walking distance from the town centre.





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